



Briarcliff Manor

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September 2006- Minutes

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Village of Briarcliff Manor, New York
 Planning Board Meeting Minutes
 Tuesday, September 12, 2006
 APPROVED



A regular meeting of the Planning Board of the Village of Briarcliff Manor, 1111 Pleasantville Road, Briarcliff Manor, New York 10510, was held in the Village Hall on Tuesday, September 12, 2006 at 8:00pm.

Members Present: Andrew Tung, Chairman
 Bill Gorlin, Member
 Shelley Lotter, Member
 Jay Neveloff, Member
 Jay Teitelbaum, Member

Also Present: Patrick LaRow, Planning Consultant
 Ed Nolan, Alternate Member
 Daniel Pozin, Village Attorney
 Ingrid Richards, Assistant Village Manager
 David Turiano, Building Inspector

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Call to Order: Chairman Tung called the meeting to order at 8:00pm.

PB-16-2006- CARMELA'S BAKERY- SIGN APPROVAL: The Planning Board reviewed an application for a sign permit. The property is located at 1205 Pleasantville Road.

Ms. Sarah Cifuentes, owner of Carmela's bakery, stated that she proposes to put a sign on the front facade of the building.

Chairman Tung informed the public that the application was reviewed by the Planning Board at the August meeting. The Board was not able to reach a consensus on the application, as there were only three members in attendance. As a result, the applicant decided to attend the September meeting to give the full board an opportunity to review the application.

Chairman Tung informed the Board that the stores on both sides of the applicant's store had awnings or window signs. He thought it would not be aesthetically pleasing to have a third location for a sign. Chairman Tung presented a photograph of the existing location which illustrated his point.

The Board and the applicant agreed that an awning would not be required, but that a window sign may be more in conformity with the neighboring stores.

A window sign was approved in principal, with the actual sign to be finally reviewed by the Chair and the Building Inspector prior to installation, for 1205 Pleasantville Road on a motion by Member Teitelbaum and seconded by Member Lotter.

PB-17-2006- CHASE- SIGN APPROVAL: The applicant did not attend the meeting.

PB-19-2006- HOLBROOK COTTAGE- SIGN APPROVAL: The Planning Board reviewed an application for a sign permit. The property is located at 1251 Pleasantville Road.

The applicant presented the sign. On a motion by Member Neveloff and seconded by Member Teitelbaum the sign was approved.

PB-05-2006- OLD SLEEPY HOLLOW ESTATES, LLC-SUBDIVISION AND WETLAND APPROVAL: The Planning Board reviewed an application to subdivide 5 acres into three (3) residential building lots in an R-40 zone. Each lot is proposed to be serviced by public sewer and water and individual driveways. The property is located at 61 Sleepy Hollow Road.

Ms. Linda B. Whitehead, Attorney from McCullough, Goldberger & Staudt, LLP, representative for the applicant presented the application. Ms. Whitehead discussed the applicant's concepts for mitigation of the wetland (lot 1) and installation of public sewer to service the three lots utilizing individual lot pump systems instead of a central pump station.

The Planning Board members and the applicant discussed the consultant memos. Members of the public addressed the Board with regard to issues pertaining to the installation of sewer for the three homes and the negative financial impact of having to tie into the proposed sewer. The Board requested the applicant provide more detailed information on the costs that would be required for additional homes to connect to the sewer.

Chairman Tung noted to the applicant that the Planning Board will hire wetland and sewer experts, satisfactory to the Planning Board and at the expense of the applicant, to advise the Planning Board as to all aspects of the application and to attend site visits. Once the experts have been retained by the Village the Planning Board will schedule a site visit.

Member Neveloff excused himself from the last few minutes of this item.

PB-14-2006- MATRA- AMENDED SITE PLAN APPROVAL: The Planning Board reviewed an application to amend a site plan. The applicant is requesting approval to build a two story rear yard addition to the existing mixed use building. The property is located at 1133 Pleasantville Road.

Mr. Gregory McWilliams, Gemmola and McWilliams, Architect and Planners, represented the applicant. He noted for the Board that the Patio and Moon Bean Cafe parking lots will be joined. He also noted that one space has been eliminated from the landscaped area. The Planning Board and the applicant reviewed and discussed memos from the consultants as well as the importance of the cross access agreements.

Member Teitelbaum recused himself from the Omnipoint and the Sprint applications. Alternate Member Nolan joined the Board.

PB-09-2006- OMNIPOINT COMMUNICATION INC. ?SITE PLAN REVIEW: The applicant is requesting site plan approval. The property is located at the corner of Scarborough Road and Albany Post Road.

Mr. Daniel Braff, Synder and Synder, LLP, Attorney for the applicant presented the application. Mr. Braff noted to the Board that he has obtained Special Use Permit approval from the Board of Trustees.

Mr. Braff stated that he seeks approval to install a public utility wireless telecommunications facility, consisting of three (3) panel antennas flush-mounted to the steeple of the existing church, together with related equipment cabinets in the basement of the existing church.

On motion of Member Gorlin and seconded by Alternate Member Nolan the application was approved.

PB-18-2006-SPRINT SPECTRUM ?SPECIAL USE PERMIT RECOMMENDATION AND SITE PLAN APPROVAL: The Board of Trustees directed said application to the Planning Board for a review and recommendation on a Special Use Permit. The applicant also requested site plan approval on the above application. The property is located at the corner of Scarborough Road and Albany Post Road.

Mr. Daniel Braff, Synder and Synder, LLP, Attorney for the applicant presented the application. Mr. Braff noted to the Board members that he wants to obtain a Special Use Permit recommendation and Site Plan approval from the Planning Board.

Mr. Braff stated that he seeks approval to install a public utility wireless telecommunications facility, consisting of three (3) panel antennas flush-mounted to the steeple of the existing church, together with related equipment cabinets in the basement of the existing church.

The Board asked about the color of the antennas. Mr. Braff noted that the color would complement the exterior building. The Board noted that as part of the recommendation to the Board of Trustees the Applicant shall verify with the Village Engineer/Building Inspector, that the proposed antennae are painted/camouflaged to match the exterior of the Church Steeple, as represented in the provided materials, prior to the antennas installation.

The Planning Board voted to issue a positive recommendation to the Board of Trustees regarding the Special Permit.

On motion by Alternate Member Nolan and seconded by Member Gorlin the Planning Board issued a negative SEQR declaration for the proposed action.

On a motion by Member Gorlin and seconded by Alternate Member Nolan the Planning Board approved the site plan.

VILLAGE ENGINEER'S REPORT: Village Engineer Turiano informed the Planning Board of the following issues: the cement lining on Pleasantville Road between South State Road and North State Road has been completed, the contractors are now starting the second phase on Poplar and Dalmeny Roads; the Village is installing a culvert between Aspinwall and Sleepy Hollow Roads and work has started on the Cyntmar and Stafford subdivisions.

The Planning Board had no comment on ZBA case V-12-2006, Motta, Michael, 417 Long Hill Road.

The Planning Board approved the following minutes: April, 2006; May, 2006; June, 2006; July, 2006 and August, 2006.

Meeting was adjourned at 10:00PM

Respectfully Submitted,

Ingrid M. Richards
Assistant Village Manager

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